117.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,400 / 664,400
					USE VALUE:	664,400 / 664,400
					ASSESSED:	664,400 / 664,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM ERNEST
Owner 2:	
Owner 3:	
Street 1:	103 THESDA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STUART JOSEPH S -
Owner 2:	MUCKENHOUPT MARGARET -
Street 1:	103 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,048 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Asbestos Exterior and 1367 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8048.000	201,400		463,000	664,400
Total Card	0.185	201,400		463,000	664,400
Total Parcel	0.185	201,400		463,000	664,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.21 | /Parcel: 486.2

Legal Description

User Acct 75545

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,600	0	8,048.	463,000	664,600	664,600	Year End Roll	12/18/2019
2019	101	FV	168,000	0	8,048.	456,400	624,400	624,400	Year End Roll	1/3/2019
2018	101	FV	168,000	0	8,048.	350,600	518,600	518,600	Year End Roll	12/20/2017
2017	101	FV	168,000	0	8,048.	330,700	498,700	498,700	Year End Roll	1/3/2017
2016	101	FV	168,000	0	8,048.	304,300	472,300	472,300	Year End	1/4/2016
2015	101	FV	164,000	0	8,048.	284,400	448,400	448,400	Year End Roll	12/11/2014
2014	101	FV	164,000	0	8,048.	261,900	425,900	425,900	Year End Roll	12/16/2013
2013	101	FV	164,000	0	8,048.	261,900	425,900	425,900		12/13/2012

!9112!

PRINT

Date	Time
12/10/20	23:37:36

LAST REV

Date	Time
09/27/18	14:41:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STUART JOSEPH S	44386-448		12/29/2004		385,000	No	No		
KOVAL DOROTHY	28525-288		5/1/1998		162,000	No	No		Y

USER DEFINED

Prior Id # 1:	75545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2005	218	Re-Roof	7,375					
10/26/2001	800	Redo Bat	22,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
12/4/2008	Meas/Inspect	336	PATRIOT
10/25/2005	Fieldrev-Chg	BR	B Rossignol
4/16/2005	MLS	MM	Mary M
10/24/2000	Hearing N/C	163	PATRIOT
2/10/2000	Meas/Inspect	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8048		Sq. Ft.	Site		0	70.	0.82	6									463,009						463,000	

Total AC/HA: 0.18476 | Total SF/SM: 8048 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 463,009 | Spl Credit | Total: 463,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95778948
Adj $ / SQ:	161.627
Other Features:	73300
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312670
Depreciation:	111311
Depreciated Total:	201359

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

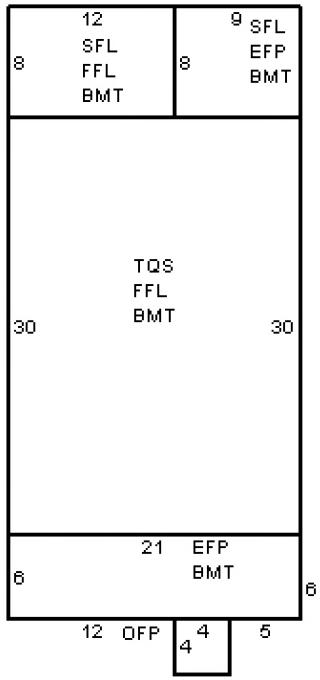
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.46
Special Features:	0	Val/Su Net:	80.40
Final Total:	201400	Val/Su SzAd	147.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	48.490	44,803
FFL	First Floor	726	161.630	117,341
TQS	3/4 Story	473	161.630	76,369
EFP	Enclos Porch	198	39.250	7,771
SFL	Second Floor	168	161.630	27,153
OFP	Open Porch	16	42.140	674

Net Sketched Area:	2,505			Total:	274,111
Size Ad	1366.5	Gross Are	2662	FinArea	1367

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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